\\headquarter:\dis\PublicFolders\Projects-Active\Leo\COUNTRYSIDE ESTATES\Countryside-01-SP1-Site.dwg, 12/2/2003 11:25:18 AM, jorge, RICOH LASER AP2610 PCL 6.pc3

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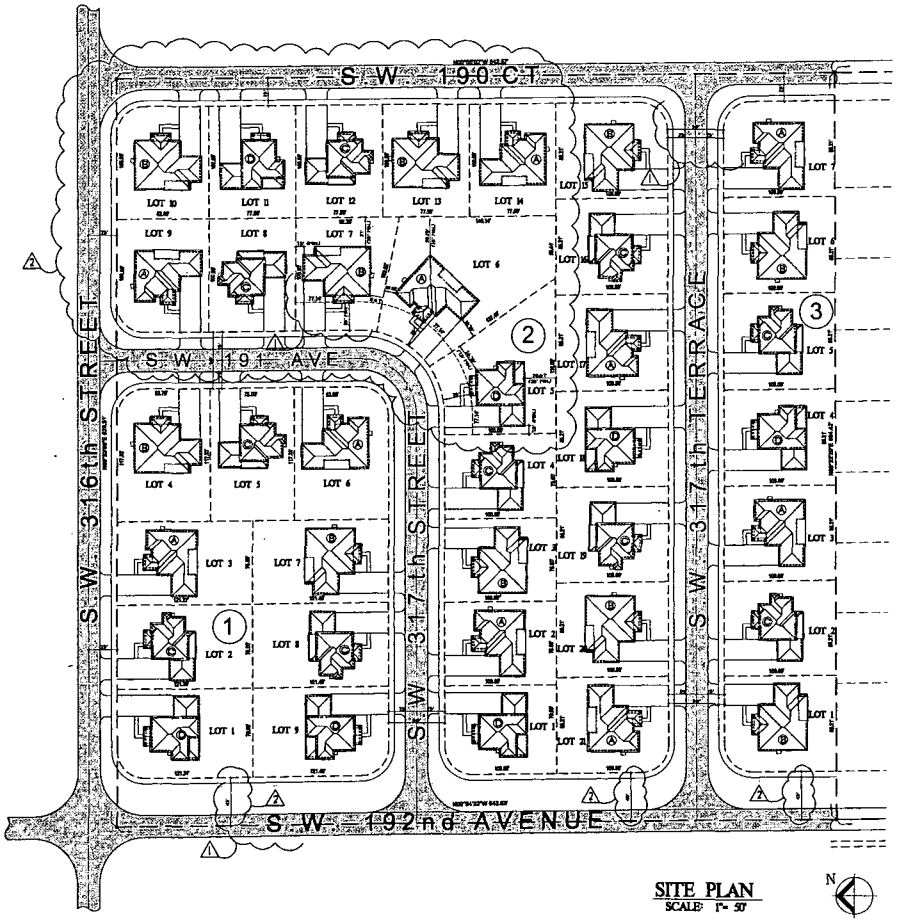
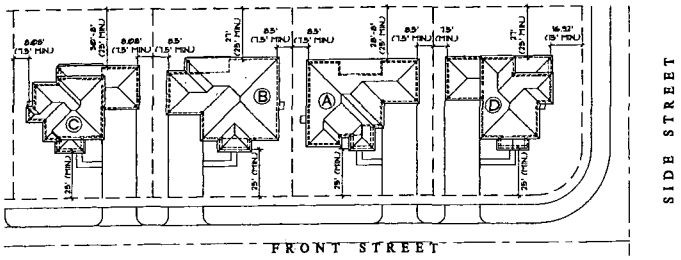


SITE PLAN
SCALE: 1" = 50'

N

NOTE:
LOT SETBACKS SHALL BE AS PER ORDINANCE 03-132 SEC. 33-50 OF MIAMI-DADE COUNTY



TYPICAL LOT LAYOUT
SCALE: 1" = 30'-0"

LEGAL DESCRIPTION:

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 LESS THE WEST 35 FEET AND LESS THE NORTH 25 FEET FOR ROAD, SECTION 14, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

ZONING:

PUBLIC HEARING REQUEST: ZONING DISTRICT CHANGE FROM EXISTING AU TO RU-1.

SINGLE FAMILY HOME TYPES

MODEL "A"	10
MODEL "B"	10
MODEL "C"	10
MODEL "D"	7
TOTAL	37

NOTE:
LOT SETBACKS SHALL BE AS PER ORDINANCE 03-132 SEC. 33-50 OF MIAMI-DADE COUNTY

PROPOSED MIN. SETBACKS

FRONT — 50 % OF LOT WIDTH	15'
50 % OF LOT WIDTH	25' IF NO GARAGE 20' IF GARAGE
REAR — 50 % OF LOT WIDTH	25'
50 % OF LOT WIDTH	15'
SIDE (INTERIOR)	7.5'
SIDE STREET	15'

AREA BREAKDOWN

GROSS PARCEL AREA	443,776 S.F. (10.19 ACRES)
NET LAND AREA	321,277 S.F. (7.38 ACRES)
DEDICATION OF PUBLIC R/W	122,499 S.F. (2.81 ACRES)
MINIMUM LOT SIZE	75'x100' = 7,500 S.F.
AVERAGE LOT SIZE	8,683 S.F.
MAX. LOT COVERAGE PERMITTED	40% (SEE NOTE)
MAXIMUM HEIGHT	2 STORY (35')
PROPOSED NET DENSITY	5.01 UNITS / ACRE

NOTE: MAX. LOT COVERAGE HAS BEEN CHANGED FROM 35% TO 40% PER ORDINANCE 03-132 SEC 33-49

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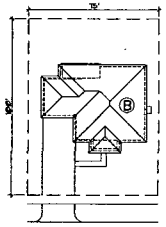
STREET PERIMETER (FOR TREE CALCULATION)
TOTAL STREET PERIMETER — 4,361.82 LINEAR FEET

MODEL "B" (LARGEST)	2,117 S.F.
75' x 100' LOT (SMALLEST)	7,500 S.F.
LOT COVERAGE	28.23 %

LARGEST UNIT ON SMALLEST LOT



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INTERIORS
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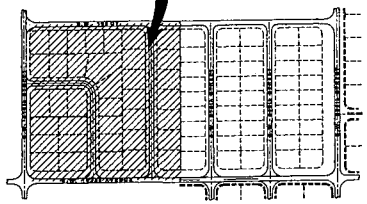
SITE LOCATION

EXISTING SUBDIVISION CHRISTY'S ESTATES



LOCATION MAP
SCALE: N.T.S.

N

COUNTRYSIDE ESTATES
S.W. 316 ST AND S.W. 192 AV
MIAMI-DADE COUNTY, FLORIDA

12-2-03

DATE:	03/05/2003
DRAWN:	A.P.
CHECKED:	L.B.
PROJ. NO:	--------
1.	10-15-2003
2.	11-21-2003
3.	

LEOPOLDO BELLON, AIA
AR-008737

ANGEL MILANES, AIA
AR-0015845

SITE PLAN

SP-1
- OF -

\\headquarters\dfsPublicFolders\Projects-Active\Leo\COUNTRYSIDE ESTATES\Countryside-02-L1.dwg, 12/2/2003 11:25:46 AM, Jorge, RICOH LASER AP2610 PCL 6.pc3

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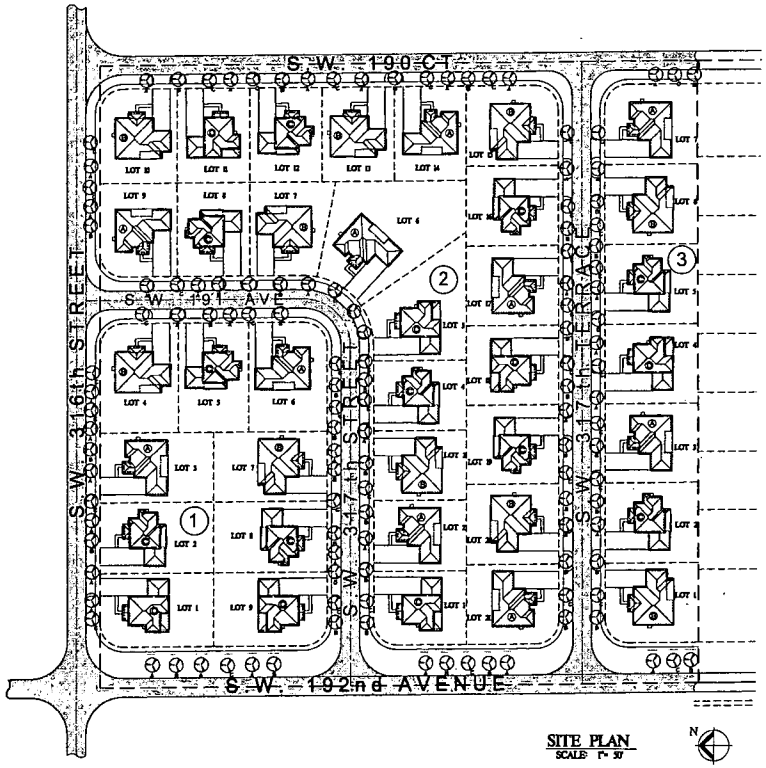
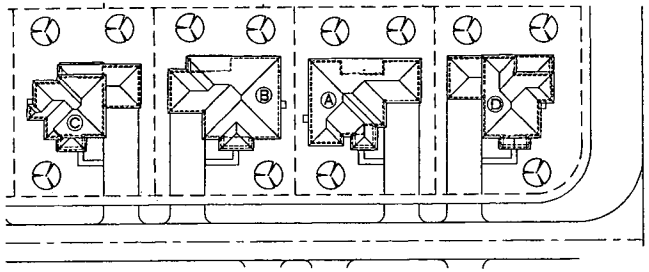


SITE PLAN
SCALE: 1" = 30'

GENERAL NOTES:

1. EACH LOT SHALL BE PROVIDED WITH A MINIMUM OF ONE SHADE TREE AT FRONT YARD AND TWO TREES AT THE REAR YARD. TREE TYPES A, B, C MAY BE USED BY MIXING DIFFERENT TREE TYPES.

2. STREET TREES AS INDICATED ON SITE PLAN.



TYPICAL LOT LAYOUT
SCALE: 1" = 30'-0"

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
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GENERAL NOTES:

1. EACH LOT SHALL BE PROVIDED WITH A MINIMUM OF ONE SHADE TREE AT FRONT YARD AND TWO TREES AT THE REAR YARD. TREE TYPES A, B, & C MAY BE USED BY MIXING DIFFERENT TREE TYPES.

2. STREET TREES AS INDICATED ON SITE PLAN.

RESIDENTIAL
LANDSCAPING LEGEND

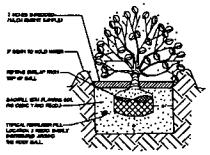
CHAPTER 18A-ORDINANCE 95-272
ZONE DISTRICT: RU-1
NET LAND AREA: 7.38 ACRES (321,271 S.F.)

	REQUIRED	PROVIDED
STREET TREES (1/35' MAX.)	125	125
(4,361' TOTAL STREET PERIMETER / 35' = 125 TREES)		
LOT TREES	111	111
TOTAL NUMBER OF TREES	236	236
SHRUBS(10/TREE REQUIRED)	2,360	2,360

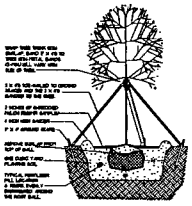
KEY	PLANT NAME	CALP	HEIGHT	SPREAD	QUANT.
A	LIVE OAK (QUERCUS VIRGINIANA)	3' - 4'	10' -12'	6' - 8'	78
B	WEST INDIES MAHOGANY (SWIETENIA MAHAGONI)	3' - 4'	10' -12'	6' - 8'	79
C	BURSERA SIMARUBA (GUMBO LIMBO)	3' - 4'	10' -12'	6' - 8'	79

	SHRUBS & GROUNDCOVERS	DIMENSIONS	QUANT.
2	ARECA PALM (CHRYSALIDOCARPUS LUTESCENS)	TWO ROWS 5' H @ 24" O.C.	787
3	WAX MIRTLE DWARF (MIRICA PUMILLA)	12" x 12" @ 24" O.C.	786
4	COCOPLUM (CHYSOBALANUS ICACO)	24" x 24" @ 30" O.C.	787

LANDSCAPING PLAN
SCALE: 1" = 60'-0"



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

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AA-0003505

ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

COUNTRYSIDE ESTATES
S.W. 316 ST AND S.W. 192 AV
MIAMI-DADE COUNTY, FLORIDA

12-2-03

DATE: 09/05/2003
DRAWN: A.P.
CHECKED: L.B.
PROJ. NO: ---------
1. 10-13-2003
2. 11-01-2003
3.

LEOPOLDO BELLON, AIA
AR-008737

ANGEL MILANES, AIA
AR-0015845

L-1
OF

LANDSCAPING PLAN

Appeal plans

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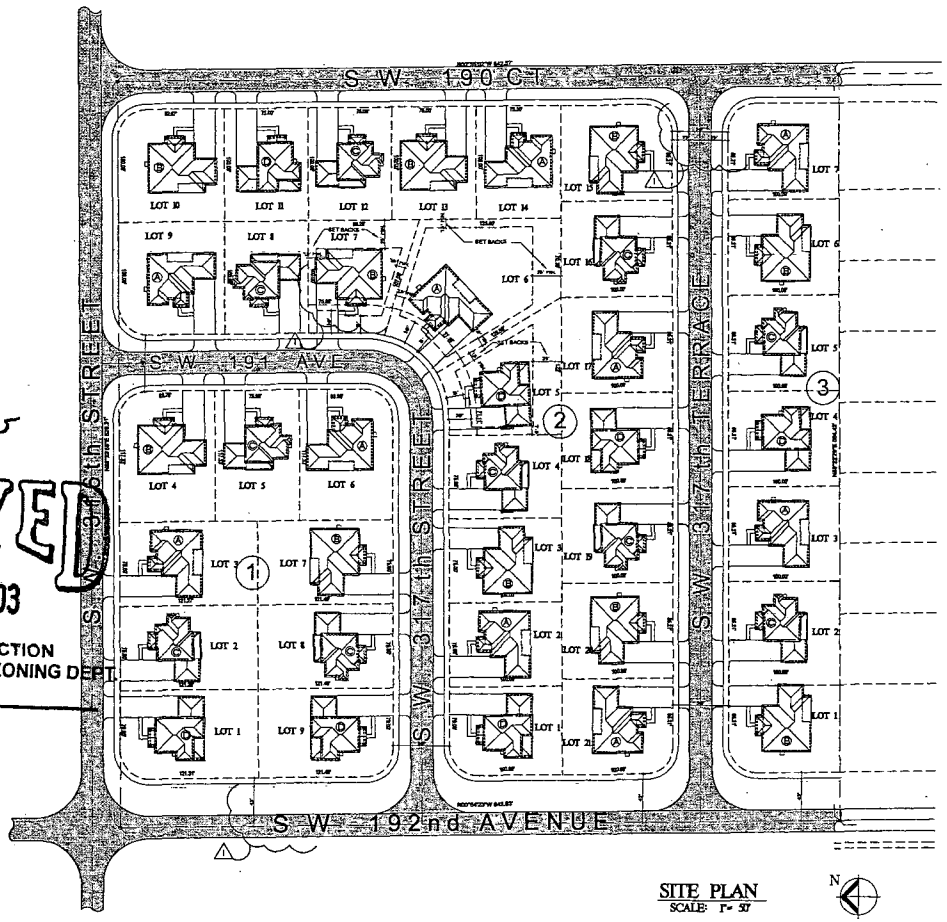
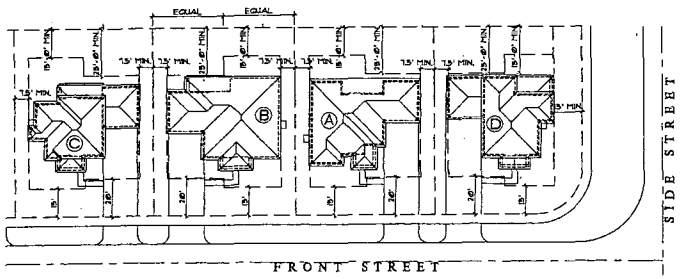


SITE PLAN
SCALE: 1" = 50'

NOTE:
LOT SETBACKS SHALL BE AS PER ORDINANCE 03-132 SEC. 33-50 OF MIAMI-DADE COUNTY



TYPICAL LOT LAYOUT
SCALE: 1" = 30'-0"

LEGAL DESCRIPTION:

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 LESS THE WEST 35 FEET AND LESS THE NORTH 25 FEET FOR ROAD, SECTION 14, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

ZONING:

PUBLIC HEARING REQUEST: ZONING DISTRICT CHANGE FROM EXISTING AU TO RU-1.

SINGLE FAMILY HOME TYPES

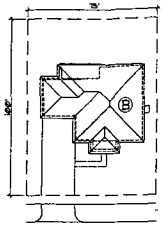
MODEL "A"	10
MODEL "B"	10
MODEL "C"	10
MODEL "D"	7
TOTAL	37

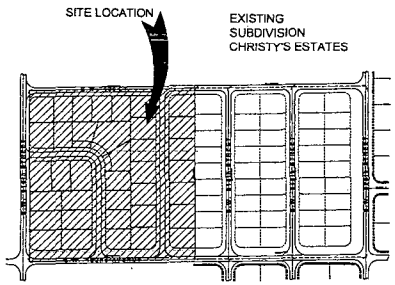
STREET PERIMETER (FOR TREE CALCULATION)

TOTAL STREET PERIMETER — 4,361.82 LINEAR FEET

MODEL "B" (LARGEST) — 2,117 S.F.
75' x 100' LOT (SMALLEST) — 7,500 S.F.
LOT COVERAGE — 28.23 %

LARGEST UNIT ON SMALLEST LOT





LOCATION MAP
SCALE: N.T.S.

NOTE:
LOT SETBACKS SHALL BE AS PER ORDINANCE 03-132 SEC. 33-50 OF MIAMI-DADE COUNTY

PROPOSED MIN. SETBACKS

FRONT — 50 % OF LOT WIDTH	15'
50 % OF LOT WIDTH	25' IF NO GARAGE 20' IF GARAGE
REAR — 50 % OF LOT WIDTH	25'
50 % OF LOT WIDTH	15'
SIDE (INTERIOR)	7.5'
SIDE STREET	15'

AREA BREAKDOWN

GROSS PARCEL AREA	428,991.39 S.F. (9.80 ACRES)
NET LAND AREA	395,345.10 S.F. (9.07 ACRES)
DEDICATION OF PUBLIC R/W	31,646.29 S.F. (0.73 ACRES)
MINIMUM LOT SIZE	75'x100' = 7,500 S.F.
AVERAGE LOT SIZE	10,885 S.F.
MAX. LOT COVERAGE PERMITTED	40% (SEE NOTE)
MAXIMUM HEIGHT	2 STORY (35')
PROPOSED DENSITY	3.77 UNITS / ACRE

NOTE: MAX. LOT COVERAGE HAS BEEN CHANGED FROM 35% TO 40% PER ORDINANCE 03-132 SEC 33-49

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INTERIORS
CONSTRUCTION MANAGEMENT

COUNTRYSIDE ESTATES
S.W. 316 ST AND S.W. 192 AV
MIAMI-DADE COUNTY, FLORIDA

DATE: 09/05/2003
DRAWN: A.P.
CHECKED: L.B.
PROJ. NO:
11-13-03
LEOPOLDO BELLON, AIA
AR-008737
ANGEL MILANES, AIA
AR-0015845

SITE PLAN
SP-1
- OF -

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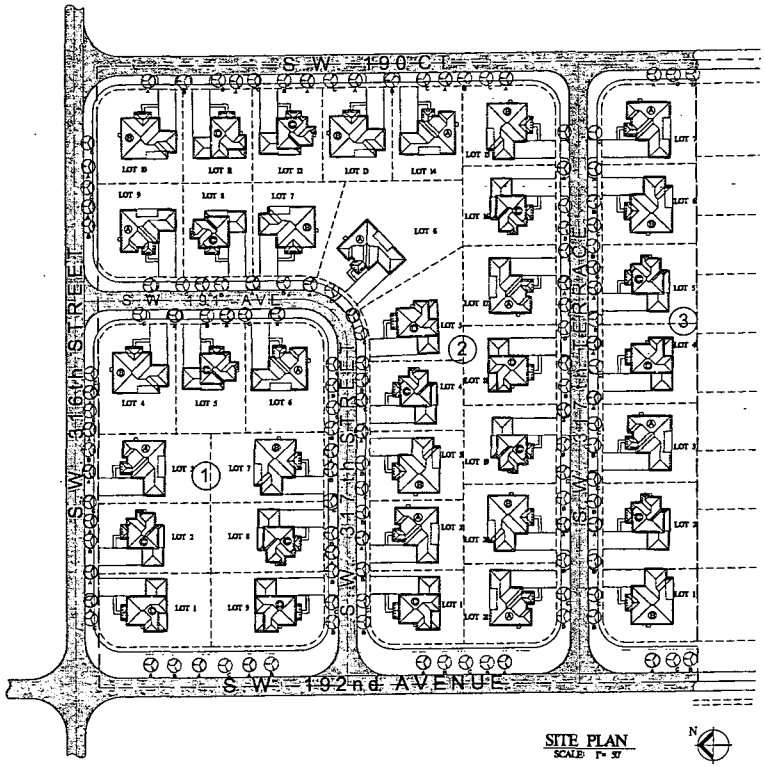


SITE PLAN
SCALE: 1" = 50'

N

GENERAL NOTES:

1. EACH LOT SHALL BE PROVIDED WITH A MINIMUM OF ONE SHADE TREE AT FRONT YARD AND TWO TREES AT THE REAR YARD. TREE TYPES A, B, & C MAY BE USED BY MIXING DIFFERENT TREE TYPES.

2. STREET TREES AS INDICATED ON SITE PLAN.

GENERAL NOTES:

1. EACH LOT SHALL BE PROVIDED WITH A MINIMUM OF ONE SHADE TREE AT FRONT YARD AND TWO TREES AT THE REAR YARD. TREE TYPES A, B, & C MAY BE USED BY MIXING DIFFERENT TREE TYPES.

2. STREET TREES AS INDICATED ON SITE PLAN.

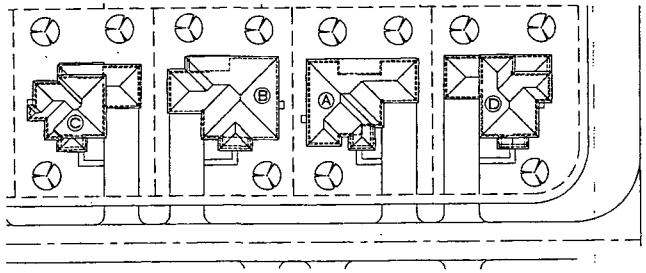
RESIDENTIAL
LANDSCAPING LEGEND

CHAPTER 18A-ORDINANCE 95-122
ZONE DISTRICT: RU-1
NET LAND AREA: 9.01 ACRES (392,343.16 S.F.)

	REQUIRED	PROVIDED
STREET TREES (1/25' MAX)	175	175
(4,344' TOTAL STREET PERIMETER / 25' = 175 TREES)		
LOT TREES	61	61
TOTAL NUMBER OF TREES	236	236
(4-SHRUBS/10/TREE REQUIRED)	2,360	2,360

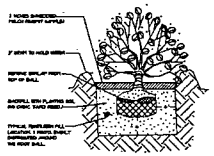
KEY	PLANT NAME	CALIP	HEIGHT	SPREAD	QUANT.
A	LIVE OAK (QUERCUS VIRGINIANA)	3" - 4"	10" -12"	6' - 8'	78
B	WEST INDIES MAHOGANY (SWIETENIA MAHAGONI)	3" - 4"	10" -12"	6' - 8'	79
C	BURSERA SIMARUBA (GUMBO LIMBO)	3" - 4"	10" -12"	6' - 8'	79

	SHRUBS & GROUNDCOVERS	DIMENSIONS	QUANT.
2	ARECA PALM (CHRYSALIDOCARPUS LUTESCENS)	TWO ROWS 5' H @ 24" O.C.	787
3	BLACK MYRTLE DWARF (MYRICA PUSILLA)	12" x 12" @ 24" O.C.	786
4	COCOPLUM (CHYSOBALANUS ICACO)	24" x 24" @ 36" O.C.	787

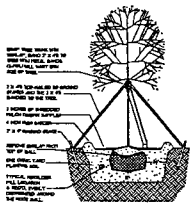


TYPICAL LOT LAYOUT
SCALE: 1" = 30'-0"

LANDSCAPING PLAN
SCALE: 1" = 60'-0"



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

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ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

COUNTRYSIDE ESTATES
S.W. 316 ST AND S.W. 192 AV
MIAMI-DADE COUNTY, FLORIDA

DATE: 08/05/2003
DRAWN: A.P.
CHECKED: L.B.
PROJ. NO: ---------
1. 10-8-2003
2.
3.

LEOPOLDO BELLON, AIA
AR-008737

ANGEL MILANES, AIA
AR-0015845

LANDSCAPING PLAN

L-1
OF

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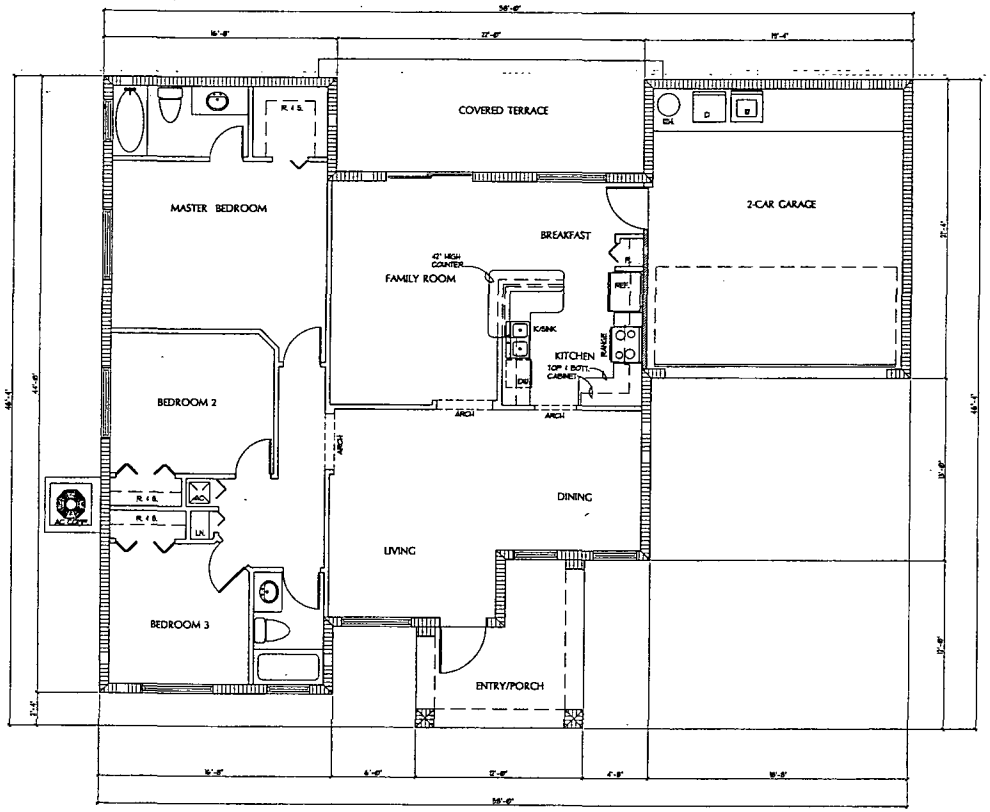

FLOOR PLAN
1/4" = 1'-0"

AREA CALCULATION	
A/C SPACE	1175 S.F.
GARAGE	350 S.F.
ENTRY/PORCH	55 S.F.
TERRACE	176 S.F.
TOTAL	2036 S.F.

LOT COVERAGE	
MAXIMUM LOT COVERAGE (ON MINIMUM SIZE LOT OF 75'x100')	7500 S.F. x 40 % = 3,000 S.F.
PROVIDED LOT COVERAGE (ON MINIMUM SIZE LOT OF 75'x100')	2,036 S.F. (27.15 %)

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COUNTRYSIDE ESTATES
S.W. 316 ST AND S.W. 192 AV
MIAMI-DADE COUNTY, FLORIDA

DATE: 09/05/2003
DRAWN: A.P.
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PROJ. NO: ----------
1. 10-8-2003
2.
3.

LEOPOLDO BELLON, AIA
AR-008737

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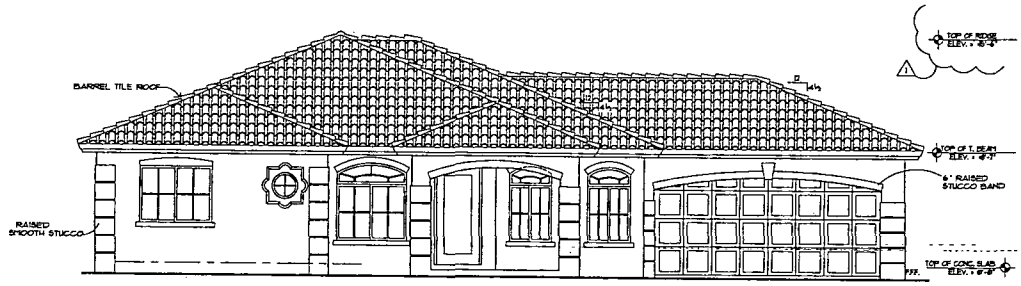
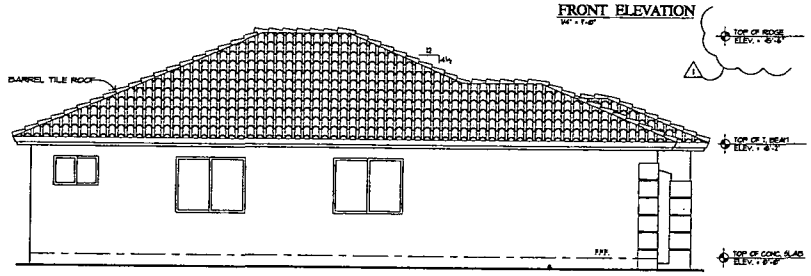
AR-0015845

MODEL "A" - FLOOR PLAN

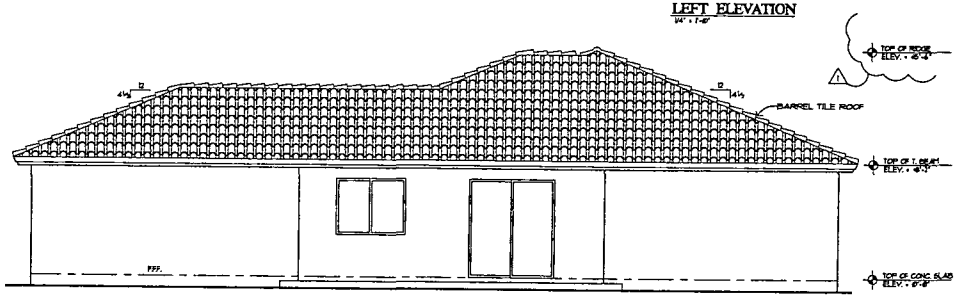
A-1
OF



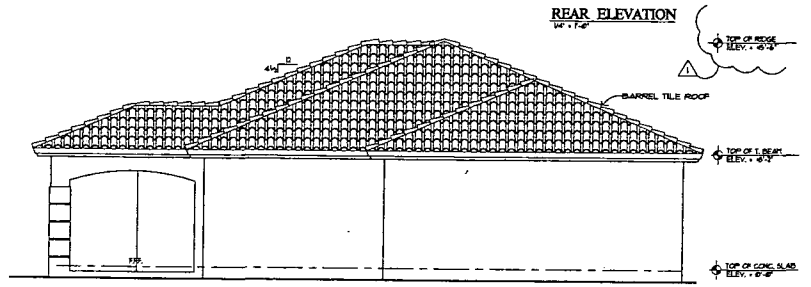
FRONT ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"

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COUNTRYSIDE ESTATES
S.W. 316 ST AND S.W. 192 AV
MIAMI-DADE COUNTY, FLORIDA

DATE: 09/05/2003
DRAWN: A.P.
CHECKED: L.B.
PROJ. NO: ---------
1. 10-3-2003
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LEOPOLDO BELLON, AIA
AR-0007337

ANGEL MILANES, AIA
AR-0015845

MODEL "A" - ELEVATIONS

A-2
OF

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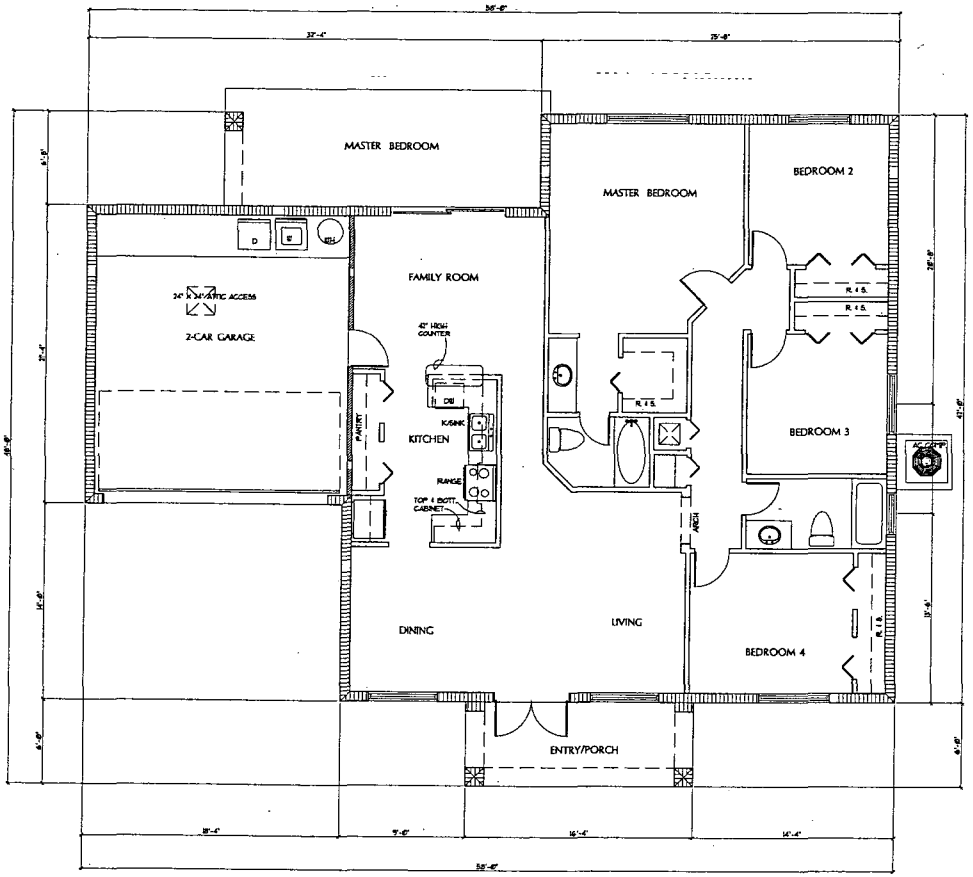

FLOOR PLAN

SCALE: 1/4" = 1'-0"

AREA CALCULATION	
A/C SPACE	2560 S.F.
GARAGE	350 S.F.
PORTAL	88 S.F.
TERRACE	99 S.F.
TOTAL	2811 S.F.

LOT COVERAGE	
MAXIMUM LOT COVERAGE (ON MINIMUM SIZE LOT OF 75'x100')	7500 S.F. x 40 % = 3000 S.F.
PROVIDED LOT COVERAGE (ON MINIMUM SIZE LOT OF 75'x100')	2311 S.F. (30.83 %)

1

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LEOPOLDO BELLON, AIA
AR-0087737

ANGEL MILANES, AIA
AR-0015845

MODEL "B" - FLOOR PLAN

A-3
OF

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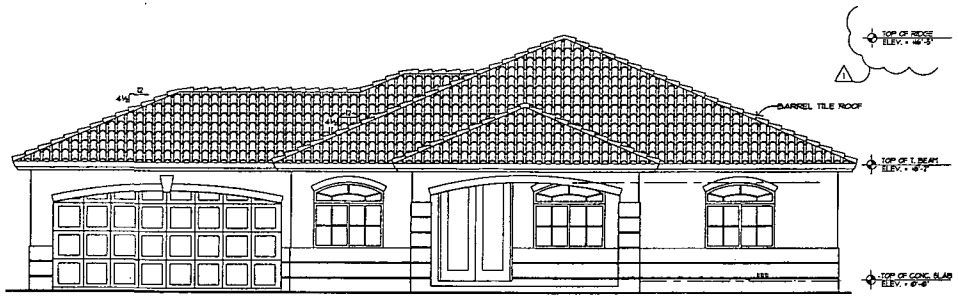
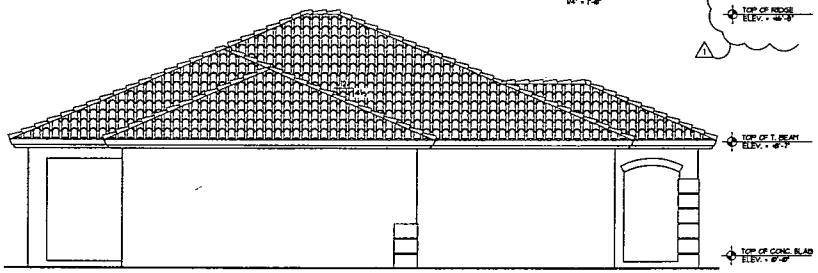
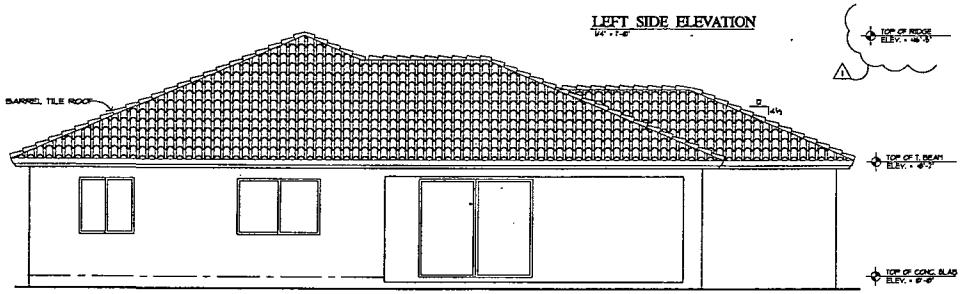


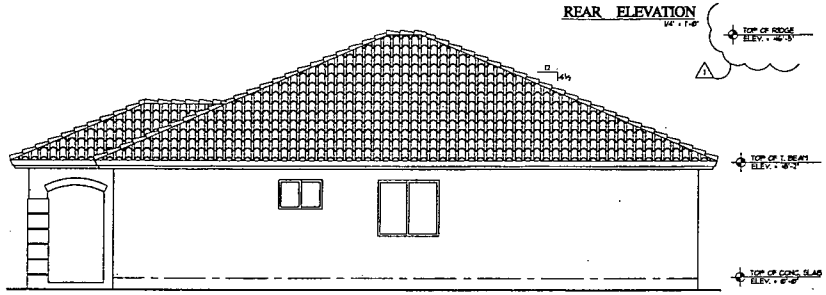
FRONT ELEVATION
1/4" = 1'-0"



LEFT SIDE ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"



RIGHT SIDE ELEVATION
1/4" = 1'-0"

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COUNTRYSIDE ESTATES
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MIAMI-DADE COUNTY, FLORIDA

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PROJ. NO: ---------
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LEOPOLDO BELLON, AIA
AR-008737

ANGEL MILANES, AIA
AR-0015845

MODEL "B" - ELEVATIONS

A-4
OF

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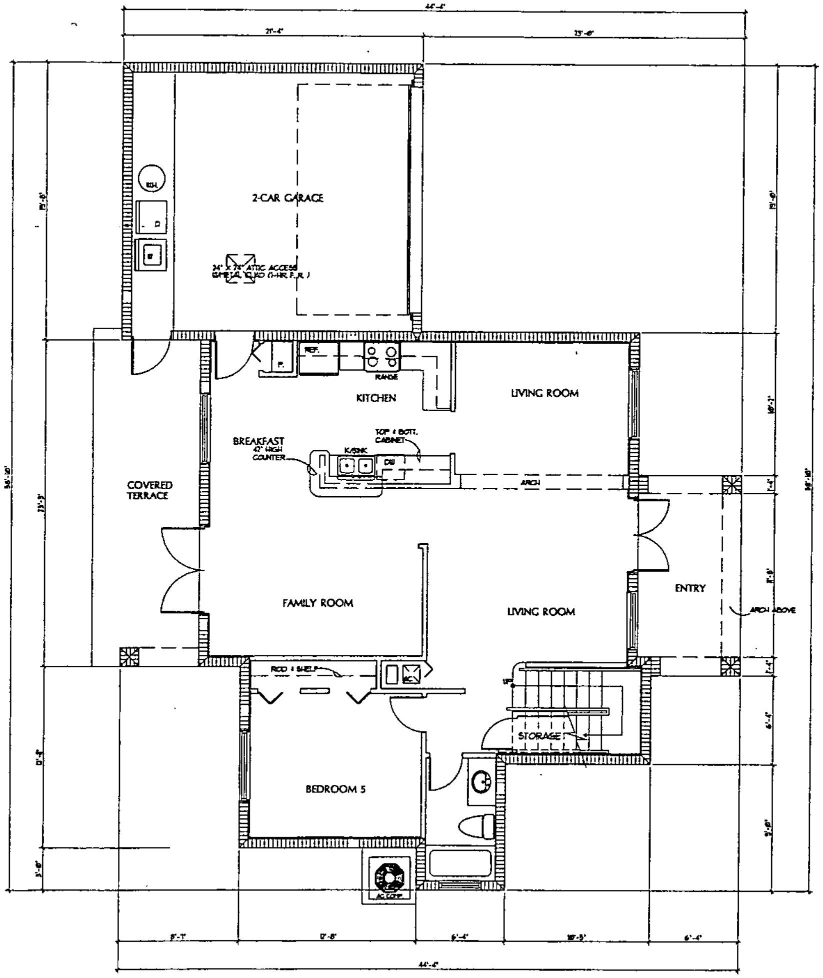
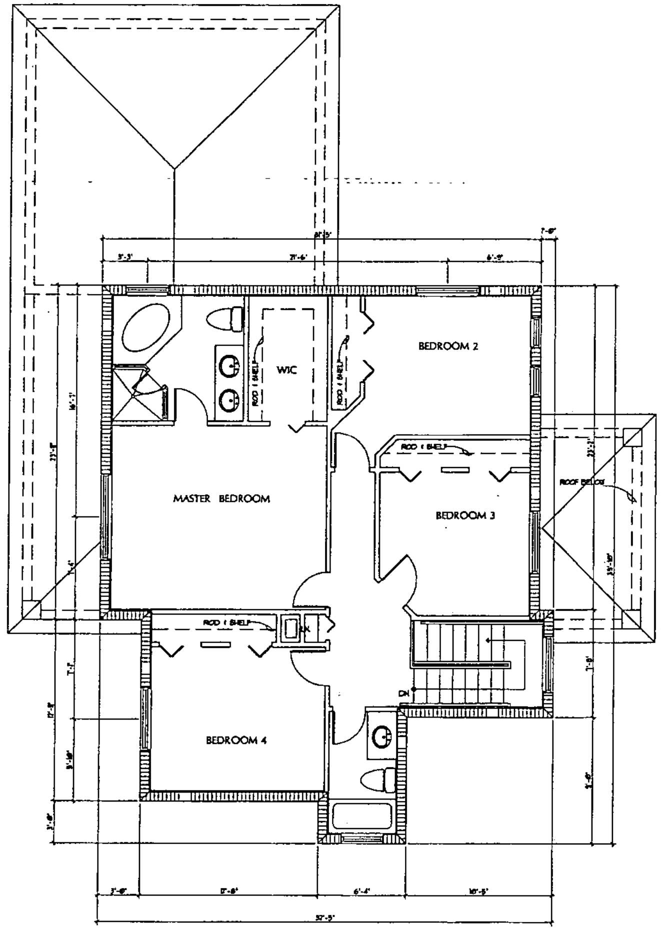


GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

AREA CALCULATION	
A/C GROUND FLOOR A/C SECOND FLOOR	1088 S.F. 1054 S.F.
A/C TOTAL	2142 S.F.
ENTRY	104 S.F.
COVERED TERRACE	130 S.F.
GARAGE	420 S.F.
TOTAL	2796 S.F.

LOT COVERAGE	
MAXIMUM LOT COVERAGE (ON MINIMUM SIZE LOT OF 75'x100')	7500 S.F. x 40 % = 3,000 S.F.
PROVIDED LOT COVERAGE (ON MINIMUM SIZE LOT OF 75'x100')	1,742 S.F. (23.23 %)

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LEOPOLDO BELLON, AIA
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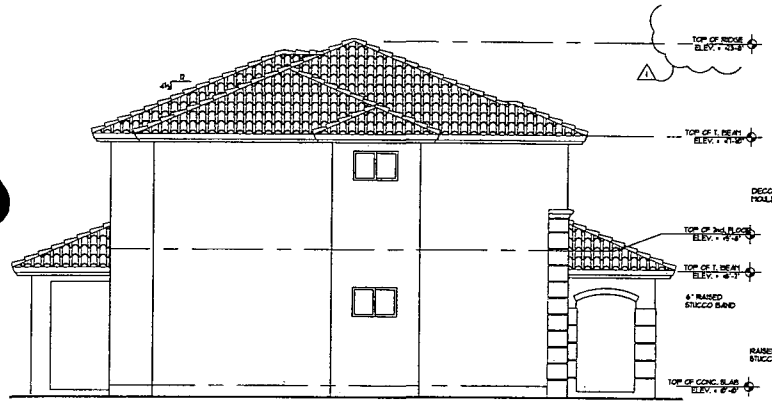
ANGEL MILANES, AIA
AR-0015845

MODEL "C" - FLOOR PLANS

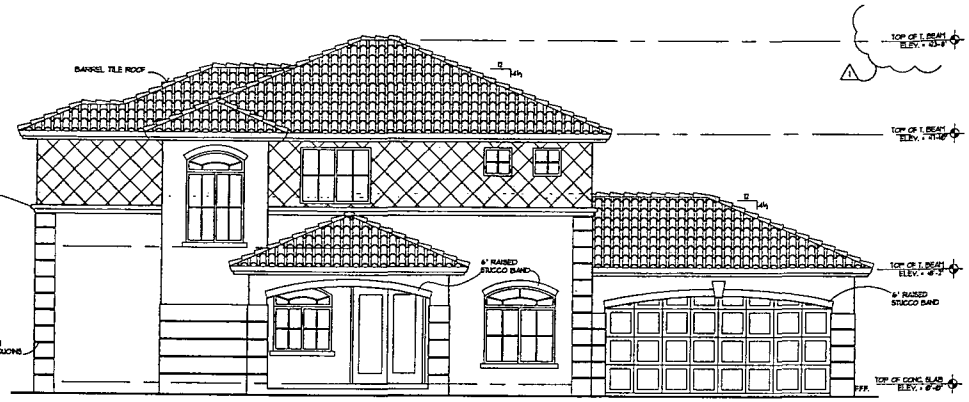
A-5

OF



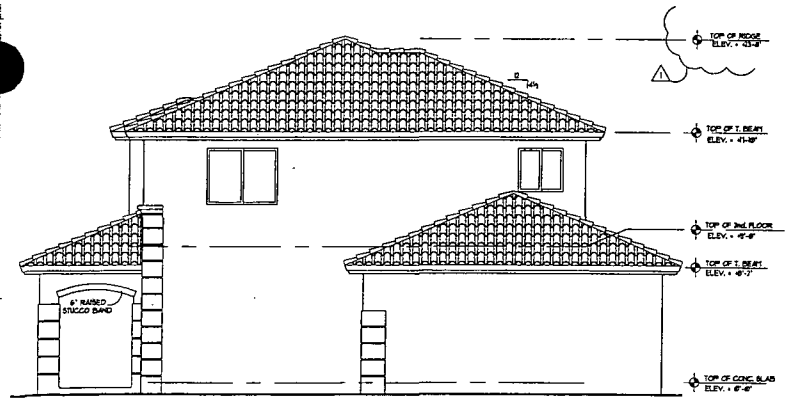
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



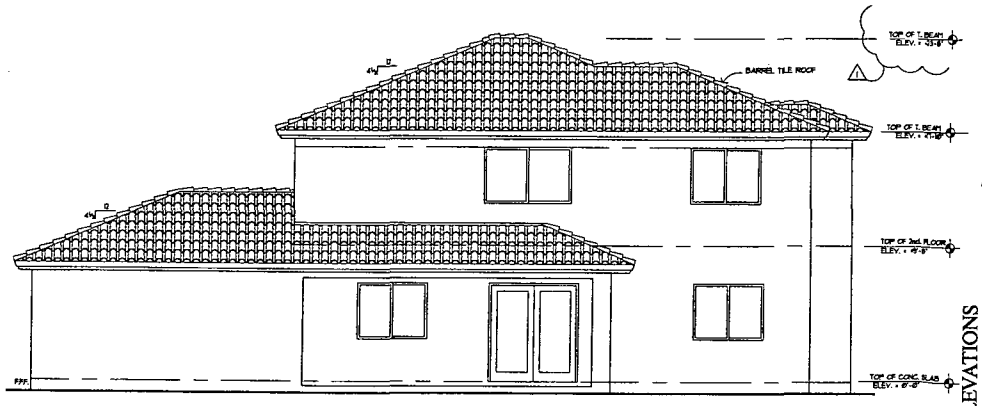
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

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MODEL "C" - ELEVATIONS

A-6
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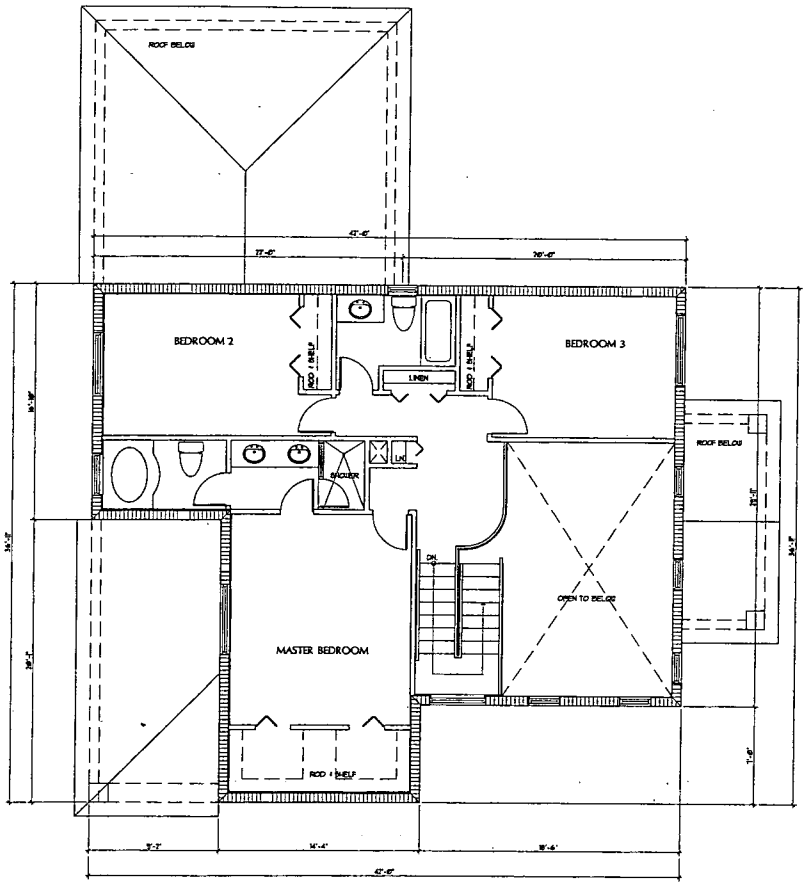
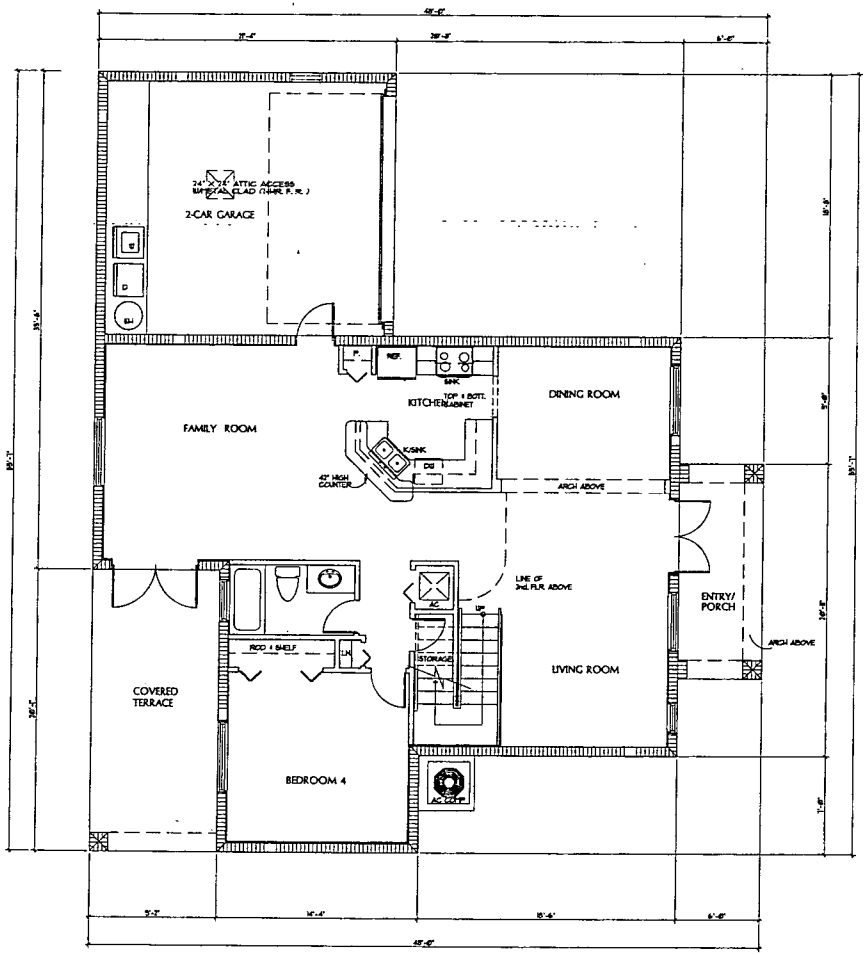


SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"

AREA CALCULATION	
A/C SPACE GROUND FLOOR	1238 S.F.
A/C SPACE SECOND FLOOR	1562 S.F.
TOTAL	2800 S.F.
ENTRY / PORCH	126 S.F.
GARAGE	528 S.F.
COVERED TERRACE	164 S.F.
TOTAL	3618 S.F.

LOT COVERAGE	
MAXIMUM LOT COVERAGE (ON MINIMUM SIZE LOT OF 75'x100')	7500 S.F. x 40 % = 3,0000 S.F.
PROVIDED LOT COVERAGE (ON MINIMUM SIZE LOT OF 75'x100')	1876 S.F. (25.01 %)

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LEOPOLDO BELLON, AIA
AR-008737

ANGEL MILANES, AIA
AR-0013845

MODEL "D" - FLOOR PLANS

A-7

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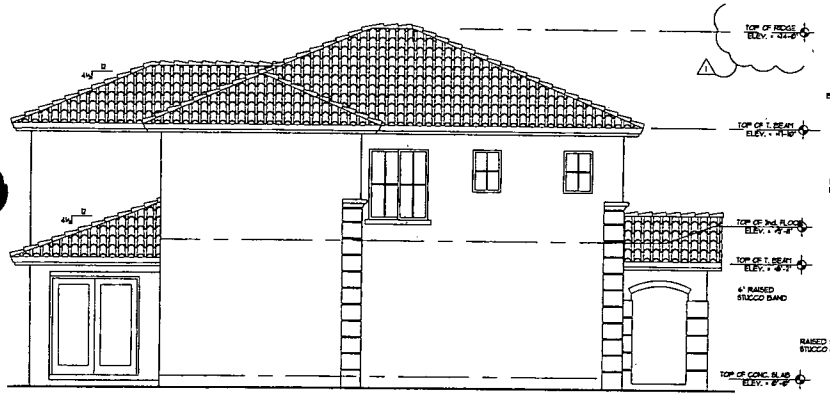
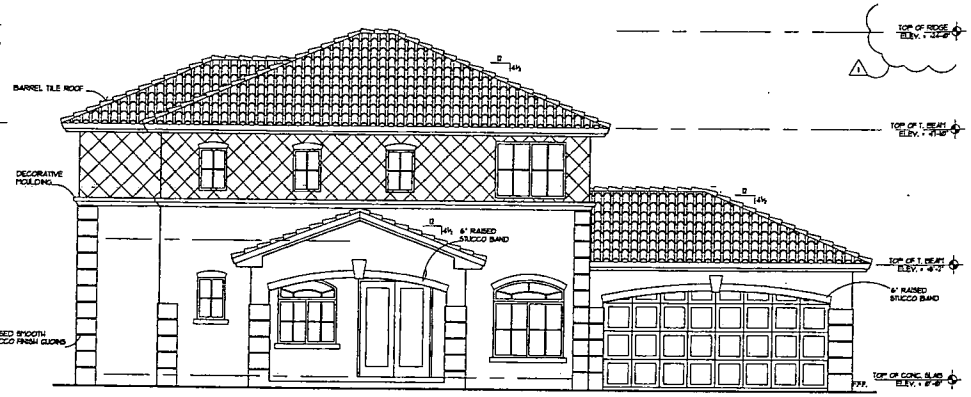
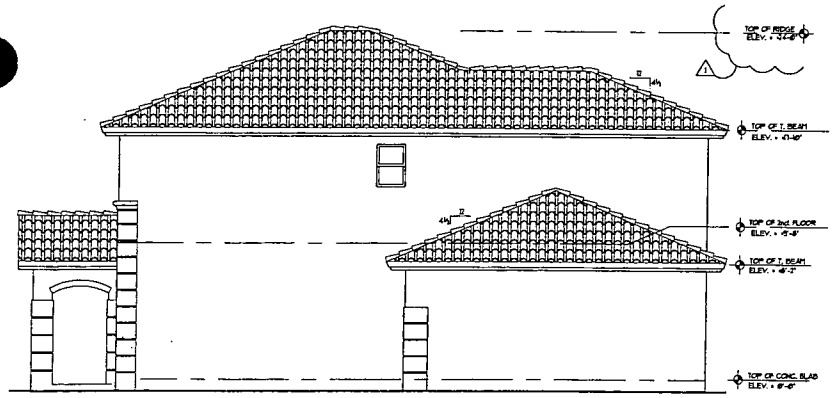


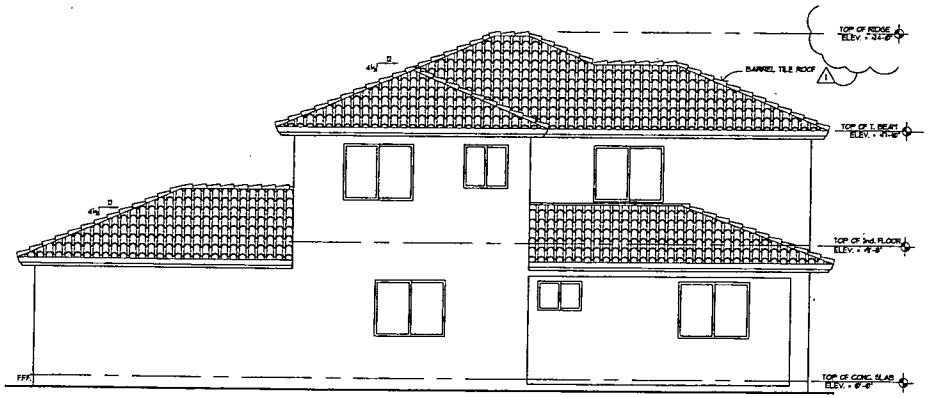
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

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MODEL "D"

A-8
OF